

# SMART GROWTH STRATEGY REGIONAL LIVABILITY FOOTPRINT PROJECT

## SHAPING THE FUTURE OF THE NINE-COUNTY BAY AREA



*Place Types Manual*





## THE PLACE TYPES MANUAL

Aerial view. In some cases, the representative area is outlined with a dashed line.

Representative Commercial and Residential conditions.



Panoramic view.

Supporting information

Thank you for choosing to participate in the Smart Growth/Livability Footprint Project workshops. This manual provides background material for the mapping exercise, featured at each workshop.

During this exercise, you will be asked to identify what you think are the most appropriate locations in your county for future growth and the character you would like this growth to have. You will have a selection of Place Types to choose from which describe the type of growth being proposed.

This manual describes the character of the different Place Types. Each Place Type is illustrated with an aerial photograph, a panoramic view, and photos of typical Commercial and Residential conditions. Supporting information is provided describing the nature of development, the roadway system, and the availability of transit. Bay Area examples you may be familiar with are listed (as well as a few examples from outside the Bay Area).

In addition to this physical vision, time will be set aside during the exercise for you to recommend regulatory changes and incentives needed to promote smart growth in your county.

**Typical Place Type Manual page.** The character of each Place Type is described through aerial and streetlevel photographs, as well as supporting information.







**TYPICAL RESIDENTIAL CONDITION:**  
Multifamily towers with underground parking.



**TYPICAL COMMERCIAL AREA CONDITION:**  
Streetlevel neighborhood-serving Retail.



## IA

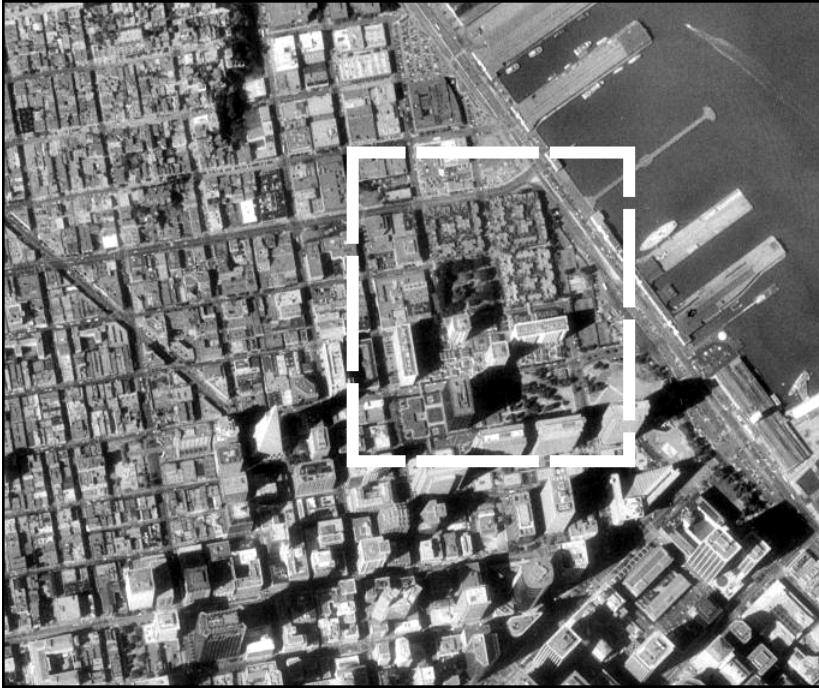
### Residential VERY HIGH DENSITY

- **Building Type/Land Use Description:** Twenty or more stories of Residential with supporting Commercial.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines, possibly light rail and/or regional rail.

#### EXAMPLES

*Portions of Downtown San Francisco*  
*Portions of Chicago, IL*  
*New York (Manhattan Upper West Side and Upper East Side), NY*





**TYPICAL RESIDENTIAL CONDITION:**  
Multifamily towers with underground parking, and four-story average multifamily with podium parking.



**TYPICAL COMMERCIAL AREA CONDITION:**  
Streetlevel neighborhood-serving Retail.

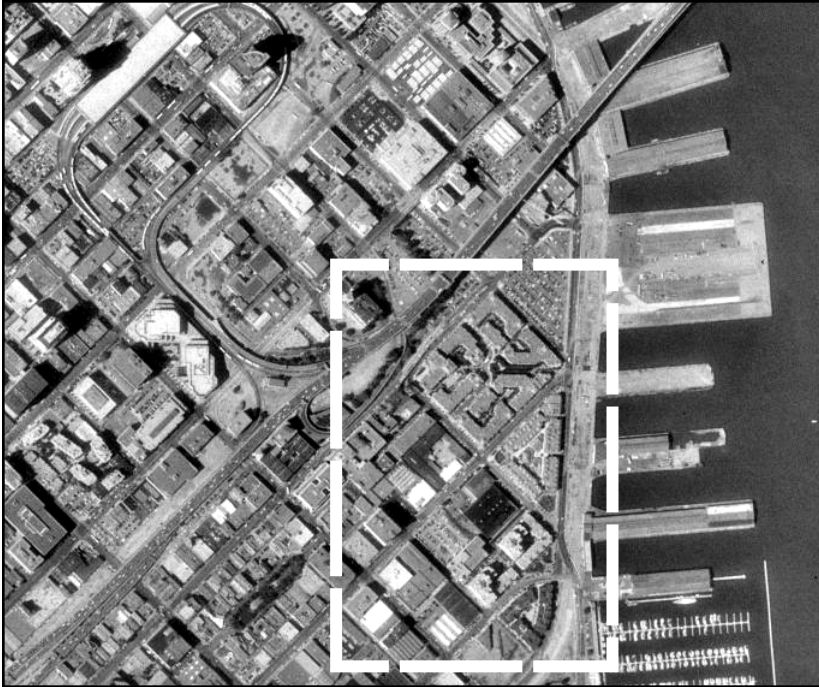


## IB Residential HIGH DENSITY

- **Building Type/Land Use Description:** Eight or more stories of Residential with supporting Commercial
- **Circulation:** Interconnected/grid layout
- **Transit:** Bus lines, possibly light rail and/or regional rail.

**AREA EXAMPLES**  
*San Francisco (South Beach high-rise, Golden Gateway, Pacific Heights/Alta Plaza)*  
*Emeryville (Pacific Park Plaza)*





**TYPICAL RESIDENTIAL CONDITION:**  
Multifamily buildings with underground or podium parking.



**TYPICAL COMMERCIAL AREA CONDITION:**  
Streetlevel neighborhood-serving Retail.



## IC Residential MEDIUM-HIGH DENSITY

- **Building Type/Land Use Description:** Four or more stories of Residential with supporting Commercial
- **Circulation:** Interconnected/grid layout
- **Transit:** Bus lines, possibly light rail and/or regional rail.

**AREA EXAMPLES**  
*San Francisco (South Beach mid-rise)*  
*San Jose (River Oaks Village/First & Montague Expwy area)*





**TYPICAL  
RESIDENTIAL  
CONDITION:**

Two and three-story apartments and townhouses with podium or tuck-under parking.



**TYPICAL  
COMMERCIAL AREA  
CONDITION:**

Small-scale neighborhood Retail centers.



**ID** Residential  
**MEDIUM DENSITY**

- **Building Type/Land Use Description:** Three-story average Residential (apartments, townhouses and small-lot single family) with supporting Commercial zones
- **Circulation:** Interconnected/grid layout or hierarchical/limited access layout
- **Transit:** Some bus lines, possibly light rail and/or regional rail.

**AREA EXAMPLES**

*Mountain View (The Crossings)*  
*San Mateo (Mariner's Island)*  
*North Berkeley*





**TYPICAL  
RESIDENTIAL  
CONDITION:**

Single family houses,  
some two- and three-  
story multifamily.



**TYPICAL  
COMMERCIAL AREA  
CONDITION:**  
Neighborhood Retail  
centers.



**Residential  
LOW DENSITY**

- **Building Type/Land Use Description:** Single family developments, some two-story garden apartment developments, with supporting Commercial centers.
- **Circulation:** Hierarchical/limited access layout
- **Transit:** Some bus lines on major streets.

**AREA EXAMPLES**

*Residential areas of  
Pleasanton, Livermore, San  
Ramon, San Jose (Almaden  
Valley), Menlo Park, Rohnert  
Park, Novato, Fairfield*





**TYPICAL RESIDENTIAL CONDITION:**  
Large-lot single family homes.



**TYPICAL COMMERCIAL AREA CONDITION:**  
Small Retail centers, or no Commercial uses.



## Residential VERY LOW DENSITY

- **Building Type/Land Use Description:** Large-lot single family, minimal Commercial.
- **Circulation:** Hierarchical/limited access layout
- **Transit:** Possibly some bus lines.

### AREA EXAMPLES

*Los Altos Hills  
Alamo  
Ross  
Hillsborough  
Piedmont*





**TYPICAL RESIDENTIAL CONDITION:**  
Single family ranchettes with agriculturally-oriented accessory buildings.



**TYPICAL COMMERCIAL AREA CONDITION:**  
Small specialized Commercial establishments.



## IG Residential RURAL RESIDENTIAL

- **Building Type/Land Use Description:** Large acreage agriculture-oriented single family (5 acre + typical), minimal Commercial.
- **Circulation:** Hierarchical rural road layout
- **Transit:** Possibly some bus lines.

### AREA EXAMPLES

*Pope Valley  
Alexander Valley*





**TYPICAL  
RESIDENTIAL  
CONDITION:**  
Office or multi-family  
Residential uses with  
Commercial uses at  
street level.



**TYPICAL  
COMMERCIAL AREA  
CONDITION:**  
Streetlevel Commercial/  
Retail with Residential  
and/or Office uses  
above.

## 2A

### Mixed Use VERY HIGH DENSITY

- **Building Type/Land Use Description:** Twenty- or more story Commercial, Office and Residential buildings with many highrise buildings, highly intermixed. Numerous buildings with Office or Residential over Commercial.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines, possibly light rail and/or regional rail.

#### EXAMPLES

Portions of San Francisco  
(Downtown, Nob Hill)  
Chicago (Loop), IL  
New York (Midtown  
Manhattan), NY





**TYPICAL RESIDENTIAL CONDITION:**  
Office or multi-family Residential uses with Commercial uses at street level.



**TYPICAL COMMERCIAL AREA CONDITION:**  
Streetlevel Commercial/ Retail with Residential and/or Office uses above.



## 2B

### Mixed Use HIGH DENSITY

- **Building Type/Land Use Description:** Eight- or more story Commercial, Office and Residential buildings with some high-rise buildings, highly intermixed. Numerous buildings with Office or Residential over Commercial.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines, possibly light rail and/or regional rail.

**AREA EXAMPLES**  
*San Francisco (Van Ness Avenue corridor)*





**TYPICAL RESIDENTIAL CONDITION:**  
Office and/or multi-family Residential buildings with Commercial uses at street level.  
Underground and podium parking.



**TYPICAL COMMERCIAL AREA CONDITION:**  
Streetlevel Commercial/Retail with Residential and/or Office uses above.



## 2C Mixed Use MEDIUM-HIGH DENSITY

- **Building Type/Land Use Description:** Six-story average Commercial, Office and Residential buildings highly intermixed. Numerous buildings with Office or Residential over Commercial.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines, possibly light rail and/or regional rail.

**AREA EXAMPLES**  
*San Francisco (Northern Waterfront/North Beach, Upper Market Street)*





**TYPICAL RESIDENTIAL CONDITION:**  
Multifamily Residential and Office buildings, many with Commercial uses at street level. Podium parking.



**TYPICAL COMMERCIAL AREA CONDITION:**  
Streetlevel Commercial/Retail, usually with Residential and/or Office uses above.



**2D**

## Mixed Use MEDIUM DENSITY

- **Building Type/Land Use Description:** Four-story average Commercial, Office and Residential buildings intermixed or in relative proximity to each other, including some buildings with Office or Residential over Commercial.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines.

**AREA EXAMPLES**  
Oakland (Piedmont Avenue area, Rockridge)  
San Mateo (North El Camino Real corridor)  
San Francisco (Geary Blvd corridor)

2A 2B 2C 2D 2E 2F

MIXED USE





**TYPICAL RESIDENTIAL CONDITION:**  
Multifamily buildings, some with commercial uses at street level; two- and three-story townhouses. Podium and tuck-under parking.



**TYPICAL COMMERCIAL AREA CONDITION:**  
Office or residential over streetlevel commercial/retail.



**2E**

## Mixed Use LOW DENSITY

- **Building Type/Land Use Description:** Three-story average Commercial, Office and Residential buildings intermixed or in relative proximity to each other, including some buildings with Office or Residential over Commercial.
- **Circulation:** Either interconnected/grid or hierarchical/limited access layout
- **Transit:** Some bus lines

### AREA EXAMPLES

*San Mateo (25th Ave area)  
Palo Alto (California Ave area)  
San Jose (The Alameda area)  
Berkeley (Fourth Street area)*

2A 2B 2C 2D 2E 2F

MIXED USE





**TYPICAL RESIDENTIAL CONDITION:**  
Low-rise multi-family, townhouses and single family.



**TYPICAL COMMERCIAL AREA CONDITION:**  
Mix of commercial and office buildings, sometimes with residential uses above, interspersed with some residential.

**2F**

## Mixed Use VERY LOW DENSITY

- **Building Type/Land Use Description:** Three-story average Commercial, Office and Residential buildings intermixed or in relative proximity to each other, including some buildings with Office or Residential over Commercial.
- **Circulation:** Either interconnected/grid or hierarchical/limited access layout
- **Transit:** Some bus lines

**AREA EXAMPLES**  
*Santa Rosa (Railroad Square)*  
*Larkspur-San Anselmo*  
*(Sir Francis Drake corridor)*

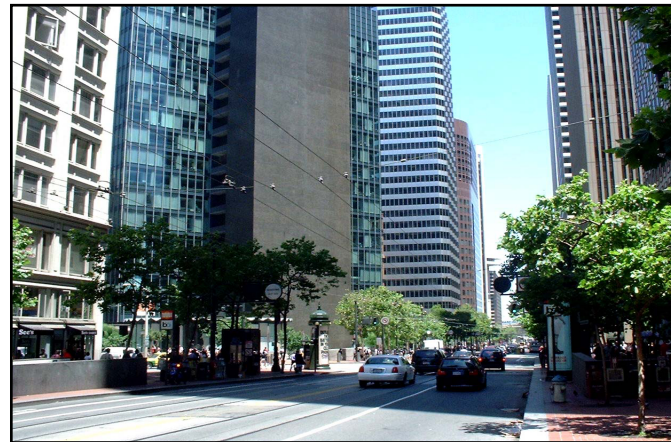
2A 2B 2C 2D 2E 2F

MIXED USE





**TYPICAL RESIDENTIAL CONDITION:**  
Multi-family towers with Commercial uses at street level.  
Underground and structured parking.



**TYPICAL COMMERCIAL CONDITION:**  
Streetlevel Commercial/ Retail with Office or residential above.



**3A**

## Town Center/Downtown VERY HIGH DENSITY

- **Building Type/Land Use Description:** Twenty or more stories of mixed uses with many highrise buildings.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines, possibly light rail and/or regional rail.

### EXAMPLES

*San Francisco (Financial District)*  
*Chicago (Loop), IL*  
*New York (Wall Street), NY*





**TYPICAL RESIDENTIAL CONDITION:**  
Multi-family towers and mid-rise buildings with Commercial uses at street level.  
Underground and structured parking.



**TYPICAL COMMERCIAL CONDITION:**  
Streetlevel Commercial/ Retail with Office or residential above.



**3B**

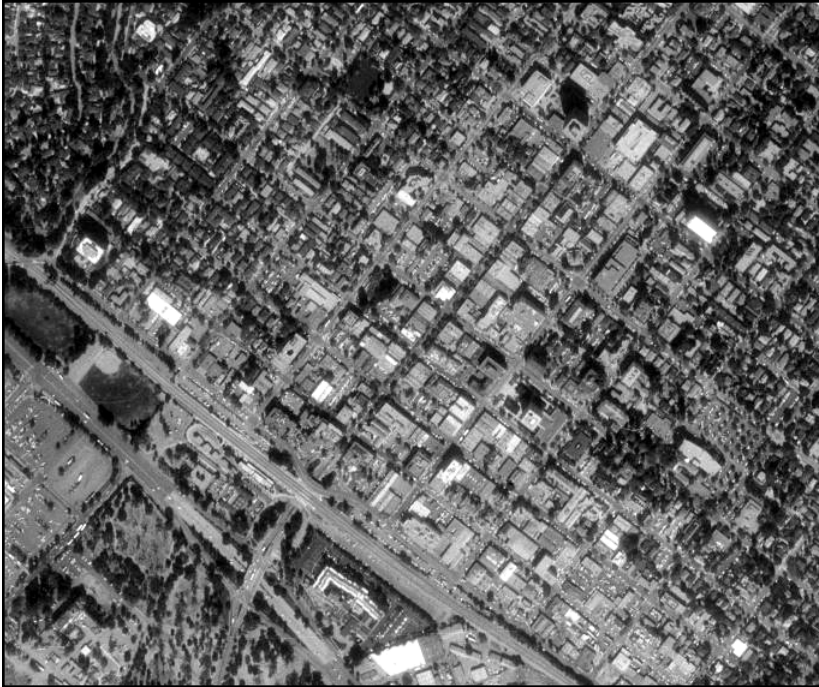
## Town Center/Downtown HIGH DENSITY

- **Building Type/Land Use Description:** Eight or more stories of mixed uses with many high rise buildings.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines; light rail and/or regional rail.

### AREA EXAMPLES

Oakland (Downtown)  
San Jose (Downtown)





**TYPICAL RESIDENTIAL CONDITION:**  
Multi-family buildings, often with Commercial uses at street level. Underground and structured parking.



**TYPICAL COMMERCIAL CONDITION:**  
Streetlevel Commercial/ Retail with Office or residential above.

**3C**

## Town Center/Downtown MEDIUM-HIGH DENSITY

- **Building Type/Land Use Description:** Five-story average of mixed uses with some highrise buildings, surrounded by one- to four-story Residential buildings.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines; light rail and/or regional rail.

**AREA EXAMPLES**  
Downtown Santa Rosa  
Downtown Walnut Creek  
Downtown Palo Alto  
Downtown San Mateo





**TYPICAL RESIDENTIAL CONDITION:**  
Multifamily buildings with Commercial uses at street level. Structured or underground parking.



**TYPICAL COMMERCIAL CONDITION:**  
Streetlevel Commercial/ Retail with Office or residential above.



**3D**

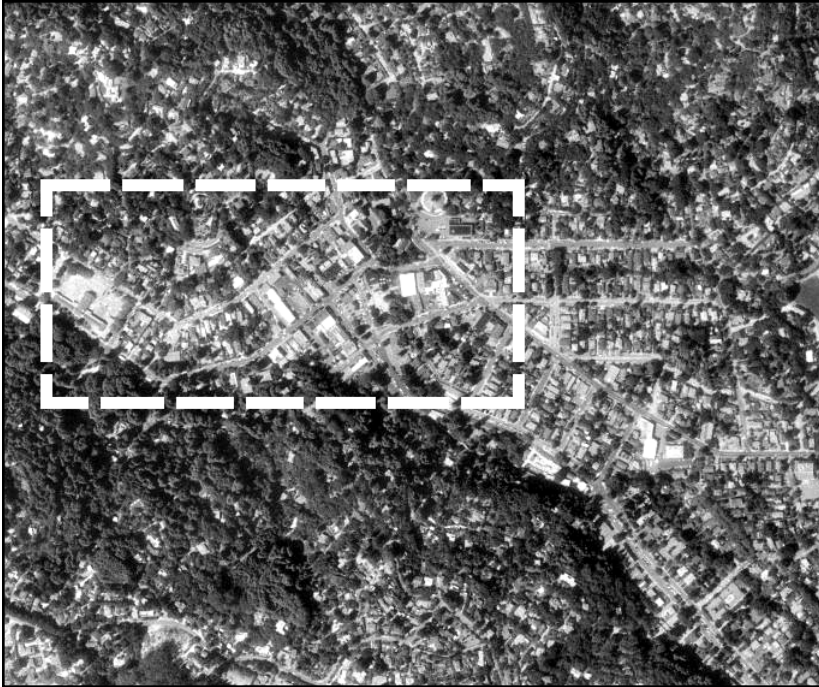
## Town Center/Downtown MEDIUM DENSITY

- **Building Type/Land Use Description:** Three-story average of mixed uses surrounded by one- to four-story Residential buildings.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines, possibly light rail and/or regional rail.

### AREA EXAMPLES

*Downtown Petaluma  
Downtown Hayward  
Downtown Fairfield  
Downtown San Rafael  
Downtown Los Gatos*





**TYPICAL  
RESIDENTIAL  
CONDITION:**

Pockets of multifamily, townhouses and small-lot single family. Some multifamily above streetlevel Commercial.



**TYPICAL  
COMMERCIAL  
CONDITION:**

Streetlevel Commercial/ Retail, often with Office or Residential uses above.



**3E**

**Town Center/Downtown  
LOW DENSITY**

- **Building Type/Land Use Description:** One- to three-stories of mixed uses surrounded by one- to three-story residential buildings.
- **Circulation:** Interconnected/grid layout
- **Transit:** Bus lines, possibly light rail and/or regional rail.

**AREA EXAMPLES**

*Downtown Pleasanton  
Downtown Orinda  
Downtown Mill Valley  
Downtown Healdsburg  
Downtown Half Moon Bay  
Downtown Saratoga  
Berkeley (Elmwood)*





**TYPICAL COMMERCIAL AREA CONDITION:**  
Office buildings, including some towers, with supporting Commercial/Retail uses.

Large-scale regionally-oriented Retail centers.  
Structured parking.

**TYPICAL RESIDENTIAL AREA CONDITION:**  
Townhouses and multi-family located in proximity to employment uses. Structured and tuck-under parking.



## 4A

### Employment Center / Institution HIGH DENSITY

- **Building Type/Land Use Description:** Single-use Office/Light Industrial (many four stories or more), regional Retail Commercial and/or Institutional. Possibly some medium and/or high density multifamily Residential adjacent.
- **Circulation:** Hierarchical/limited access layout
- **Transit:** Some bus lines, possibly light rail

#### AREA EXAMPLES

**Business:** Foster City/  
Redwood Shores, Great  
America area, Bishop  
Ranch

**Retail:** Stoneridge Mall, Sun  
Valley Mall, Hillsdale Mall.  
Eastridge Mall, Great Mall  
areas

**Institution:** UC Berkeley,  
UCSF

**Airport:** SFO, Oakland Int'l,  
San Jose Int'l





**TYPICAL COMMERCIAL AREA CONDITION:**

Office buildings, often in a campus-style setting, possibly with some supporting Commercial/Retail uses.

Medium-scale subregionally-oriented Commercial/Retail centers.



**TYPICAL RESIDENTIAL AREA CONDITION:**

Planned-unit multifamily and townhouse developments located in proximity to employment uses.



**4B**

**Employment Center / Institution  
MEDIUM DENSITY**

- **Building Type/Land Use Description:** Single-use Office/Light Industrial (three-story average), subregional Retail Commercial and/or Institutional developments. Possibly some medium density multifamily Residential adjacent.
- **Circulation:** Hierarchical/limited access layout
- **Transit:** Some bus lines.

**AREA EXAMPLES**

**Business:** South San Francisco (East of 101), Emeryville

**Retail:** San Mateo (Bridgepointe/Mariner's Island), Novato (Vintage Oaks area), Oakland/Emeryville (E. Baybridge), Milpitas (McCarthy Ranch)

**Institution:** SF State, Stanford

**Airport:** Sonoma Co. Airport





**TYPICAL COMMERCIAL AREA CONDITION:**  
Office and Light Industrial buildings, occasionally with some supporting Retail uses.

Small-scale Commercial/Retail centers.



**TYPICAL RESIDENTIAL AREA CONDITION:**  
Multifamily, townhouse and single family developments located in proximity to employment uses.



## 4C Employment Center / Institution LOW DENSITY

- **Building Type/Land Use Description:** Single-use Office/Light Industrial (two-story average), local-serving Retail Commercial and/or Institutional. Possibly some low or medium density multifamily Residential adjacent.
- **Circulation:** Hierarchical/limited access layout
- **Transit:** Some bus lines.

### AREA EXAMPLES

**Business:** Newark, Palo Alto (Bayshore), Santa Rosa (Airport Business Park)

**Retail:** Pleasant Hill (Crescent Drive area), Daly City (Westlake Center area), El Cerrito (El Cerrito Mall)

**Institution:** community colleges





**TYPICAL  
COMMERCIAL AREA  
CONDITION:**

Light and Heavy Industrial buildings and apparatus, occasionally with some supporting retail uses.



**TYPICAL  
RESIDENTIAL AREA  
CONDITION:**

Small pockets of older residential or converted industrial buildings. Few residential uses overall.



**4D**

**Employment Center / Institution**

**VERY LOW DENSITY**

- **Building Type/Land Use Description:** Single use buildings (typically Industrial use), one-story average.
- **Circulation:** Hierarchical/limited access layout
- **Transit:** Some bus lines.

**AREA EXAMPLES**

Hayward (Industrial Blvd)  
San Carlos (Industrial Blvd)  
North Richmond  
Oakland (Port of Oakland)